

June 2, 2016



Christine Phillips, AICP
BCRA Design

SENT VIA EMAIL – NO HARD COPY TO FOLLOW

**RE: VAREZE RESIDENTIAL PROJECT – CONCEPTUAL DESIGN CONFERENCE
PCD File No. DRV16-01028**

Dear Ms. Phillips,

On May 16, 2016, the Design Review Board (DRB) held the Conceptual Design Conference (CDC) for the proposed residential project located at 11801 NE 116th Street. This letter summarizes some of the key points that the DRB discussed at the meeting, as well as their general recommendations for the project as it proceeds to the Design Response Conference.

The Design Response Conference (DRC) will be scheduled within 60 days of receipt of a complete application. A complete application must be submitted within six months following the CDC or a new CDC will be required.

Discussion Issues

A. Scale and Site Design

The DRB expressed a preference for Plan 1 (the applicant's preferred plan). As part of their discussion, the DRB requested the following items as part of the DRC submittal:

- Various site sections across the property including a roadway section that incorporates the park, fire lane, sidewalks and parking.
- Modifications to the site plan including exploring designs that make the access roads and buildings less linear.
- Human scale elevation plans of the buildings including roof structures and articulation details.

B. Vehicular and Pedestrian Access

The DRB supported the proposed vehicular access to the site, but recommended the following items to address vehicular and pedestrian access:

- Explore the possibility of relocating the access drive to the center of the site. If drive cannot be relocated, ensure that the onsite improvements and the access easement can coexist. Also explore the possibility of screening the easement from the residential units adjoining it.
- Address pedestrian access to the site from NE 116th Street and how it works with vehicular access. Explore pedestrian access to and from neighboring properties and a potential connection to the Cross Kirkland Corridor. Staff is recommending that a public pedestrian access easement be incorporated into the northern half of the property for future access to the CKC.
- A detailed plan for pedestrian access to and from the "central park" area.

- Detailed parking plan including visitor parking design.

C. Open Space and Landscaping

The DRB had the following requests regarding open space and landscaping:

- A more detailed design of the "central park" concept and examples of similar constructed parks to ensure this type of design is functional.
- Detailed landscape plans including buffers to mitigate impacts from neighboring uses.
- Impacts to existing landscaping along NE 116th Street.

D. Items Required for Design Response Conference

In addition to the items outlined in preceding section and in the application form for the Design Response Conference, the DRB noted the need for the following items to be submitted for review:

- Sketch Up model that shows building details, neighboring buildings, a daylight study, and retaining wall impacts.
- Lighting impacts on properties from neighboring industrial and car dealership uses.
- Explore the use of different types of paving materials to break up the visual impact of the onsite road network.

When further refining the proposal and responding to the DRB's comments, please be sure to review *Design Guidelines for the Totem Lake Neighborhood*. This document can be accessed at the Planning Department's website, which can be found at:

http://www.kirklandwa.gov/depart/planning/Online_Resources/Design_Guidelines.htm

Design Response Conference (DRC) and SEPA Applications

The DRC application packet and checklist can be found here:

http://www.kirklandwa.gov/depart/planning/Development_Info/Applications_and_Forms.htm

In addition to the DRC application, please submit a SEPA Review Application that includes a SEPA checklist and Traffic Impact Analysis.

If you have any additional questions, please feel free to contact me at tleavitt@kirklandwa.gov or at (425) 587-3253.

Sincerely,

PLANNING AND COMMUNITY DEVELOPMENT



Tony Leavitt
Senior Planner